City of Selah Council Minutes September 25, 2018

Regular Meeting Selah Council Chambers 115 West Naches Avenue Selah, WA 98942

A. Call to Order

Mayor Raymond called the meeting to order at 5:30pm.

B. Roll Call

Members Present:

Jeremie Dufault; Jacquie Matson; Rachael Glaspie; John Tierney; Roger

Bell; Diane Underwood

Members Absent:

Russell Carlson

Staff Present:

Donald Wayman, City Administrator; Robert Noe, City Attorney; Dale Novobielski, Clerk/Treasurer; Rick Hayes, Police Chief; Gary Hanna, Fire Chief; Jim Lange, Deputy Fire Chief; Joe Henne, Public Works Director; Ty Jones, Public Works Utility Supervisor; Jeff Peters, Community Development Supervisor; Andrew Potter, Human Resources Manager;

Monica Lake, Executive Assistant

C. Councilmember Absence – Motion to Excuse

Council Member moved, and Council Member seconded, to excuse Council Member. By voice vote, approval was unanimous.

D. Pledge of Allegiance

Mayor Raymond led the Pledge of Allegiance.

E. Invocation

Police Chief Hayes gave the prayer.

F. Agenda Changes

None

- G. Public Appearances/Introductions/ Presentations
 - 1. Coleman Miller, Department of Ecology Presentation of the 2017 Wastewater Treatment Plant Outstanding Performance Award

Jim Leier, Department of Ecology, approached the podium and addressed the Council. He said that he was there to present an award, saying that each year the Department of Ecology recognizes those plants that remain in one hundred percent compliance with their permit, and tonight they are recognizing the Selah Wastewater Treatment Plant for their outstanding performance in 2017. He listed the names of the

operators working under Public Works Director Henne in 2017, adding that it's an important job to make sure that wastewater is properly treated and that the city meets the requirements of their permit. He went on to speak briefly about the invaluable service that Selah's crew provided to the Town of Mabton earlier this summer when Mabton' wastewater treatment plant operator unexpectedly retired, by providing necessary and critical operations and maintenance for over a month, along with sampling and lab analysis. He stated that it was an example of how communities should treat each other all the time, and that both the Department of Ecology and the Town of Mabton were appreciative of the hard work done by the Selah crew.

Wastewater Treatment Plant Supervisor LaRoche came forward and accepted a plaque on behalf of his department.

Council Member Tierney inquired as to how many consecutive years they had received the award.

Wastewater Treatment Plant Supervisor LaRoche responded that this makes eleven years.

Mayor Raymond gave balloons to Wastewater Treatment Plant Supervisor LaRoche and a red rose to every staff member who was part of the team, saying that she wanted to add something more because they do such a fine job.

Council Member Glaspie remarked that it was an impressive job.

Council Member Dufault concurred.

- H. Getting To Know Our Businesses None
- I. Communications
 - 1. Oral

Mayor Raymond opened the meeting.

Michael Carlon approached the podium and addressed the Council. He remarked that he wished he had been there when they were discussing Carlon Park a few months back, saying that the Mayor and others have received several phone calls since then, including those to him asking why he wasn't there to defend Coach Carlon's park. He said that he was in town for his sixtieth high school reunion, and wanted to apologize to the Mayor for hearing things she might not have liked hearing. He handed out folders to each person containing a newspaper article from when his dad had the park named after him, a business card, and some family history and facts regarding his family's history with Selah sports as he commented that he attended the State Tournament last year and wished his dad had been there to see all the families in attendance.

Council Member Bell stated that his two minutes were up.

Council Member Bell moved, and Council Member Underwood seconded, to allow Mr. Carlon to continue addressing the Council. By voice vote, approval was unanimous.

Mayor Raymond said that the park remains Carlon Park, the name was never removed.

Mr. Carlon disagreed, saying that for thirty-five years the park has been called Carlon Park and that if one searches for Wood Field nothing comes up, although Carlon Park will bring up many items. He talked about the history of the park complex and his father's efforts with purchasing land to create fields that the City then purchased from him, and fundraising for things such as lights for evening games. He opined that Wood Field was named out of spite then gave a brief history of his family coming to America and settling in Washington State, noting that in two years they will have been in the state for a hundred fifty years.

Council Member Glaspie said that she wanted to be clear on what they were discussing, asking if he was upset that it had been renamed to honor the Archers.

Mr. Carlon responded in the affirmative, saying that they aren't an arrogant family and would prefer to see the two biggest baseball families untied together. He talked briefly about the seventy-five guys in one of the pictures he provided to Council in the folder, saying that's where those bad phone calls came from as they think the Archers stabbed him in the back. He reiterated that they would like to have it named Archer Carlon Park, with a new sign put in place.

Council Member Glaspie observed that his point seemed to be that if one Googled Wood Field nothing came up and that people know it as Carlon Park.

Mr. Carlon replied that didn't until it was renamed as Archer Park at Wood Field eight weeks ago.

Council Member Glaspie pointed out that it would always be Carlon Park.

Mr. Carlon said that he knew Mr. Wood better than anyone else, as he was a friend of his dad's, and told a couple stories about Mr. Wood's orchards and picking fruit when he was younger.

Council Member Glaspie remarked that Carlon Park is the large complex, with a large pillar and plaque talking about Coach Carlon. She wondered if the issue was that the baseball field isn't included.

Mr. Carlon replied in the affirmative.

Mayor Raymond asked when it was named Wood Field.

Mr. Carlon opined that the naming was a frivolous thing that never got out of Council Chambers.

City Administrator Wayman stated that there was a Resolution in 1983 passed by the Council.

Mr. Carlon responded that the Resolution never left City Hall.

Mayor Raymond commented that it has been called Wood Field since 1983.

Mr. Carlon disagreed, saying that it wasn't in any paper or any public dissertation.

Mayor Raymond observed that anything that goes out for tournaments says Carlon Park.

Mr. Carlon felt that it needs to be Archer Carlon Park with the Archer name there first, adding that he knows Bob Archer well, and understands why there's a little push on this.

Mayor Raymond asked for clarification on what he was trying to tell them.

Mr. Carlon answered that he wants the name of the baseball field to be Archer Carlon Park at Wood Field, saying that possession is nine-tenths of the law and providing a couple example of names of places that were changed by adding a second one.

Council Member Dufault commented that he thinks he understands the issue, and that it would be helpful to know that people won't come back and suggest another change.

Mr. Carlon replied that none of the guys would go around him for naming it Archer Carlon Park, saying that his dad has that kind of respect. He told another story about money those guys raised for the park and about the dedication.

Council Member Bell asked what he considered Wood Field to be.

Mr. Carlon responded that it was a frivolous name put in there by spite, as Mr. Wood was his dad's umpire for a number of years.

Council Member Bell wondered what portion he would say is called Wood Field.

Mayor Raymond requested that they table discussion of the matter for now to allow them time to discuss it with the City Attorney and the Archer family.

Mr. Carlon stated that the Archers not calling him was a sore spot.

Mayor Raymond responded that they didn't know until it was brought before Council.

Mr. Carlon disagreed, saying that going after Wood Field was planned, as he received a call from the local paper about putting an editorial in there about it. He felt his suggestion would be a compromise.

Mayor Raymond said to let them put thought into it and get back to him.

Mr. Carlon asked if there were any more questions.

Council Member Tierney noted that not everybody voted to make that name change.

Council Member Glaspie expressed her appreciation of him taking the time to come and discuss it.

Mr. Carlon responded that he comes back to Selah every year, and then shared more family stories.

Council Member Glaspie promised that they would give the matter serious consideration, as they understand that it's important to him.

Mr. Carlon requested that they correspond with him via email, adding that he has no problem working with the Archers on the matter, and his family would contribute five hundred dollars towards a new sign.

Council Member Dufault commented that they have a lot of folks in attendance and that Council has heard what it needs to hear on the matter.

Seeing no one else rise to speak, Mayor Raymond closed the meeting.

- 2. Written None
- J. Proclamations/Announcements None
- K. Consent Agenda

Council Member Bell moved, and Council Member Glaspie seconded, to add N-1 to the Consent Agenda. By voice vote, approval was unanimous.

Executive Assistant Lake read the Consent Agenda.

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

- * 1. Approval of Minutes: September 7, 2018 Council Retreat and September 11, 2018 Council Meeting
- * 2. Approval of Claims and Payroll:

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Payroll Checks Nos. 82081 – 82101 for a total of $207,937.56 Claim Checks Nos. 71883 – 71948 for a total of $175,451.13
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* 3. Resolution N – 1: Resolution Declaring Fire Department Property as Surplus and Authorizing Its Disposal

Council Member Tierney moved, and Council Member Bell seconded, approval of the Consent Agenda as read. By voice vote, approval was unanimous.

- L. Public Hearings None
- M. General Business
 - 1. New Business None
 - 2. Old Business
 - a. City of Selah Sub-Area Plan Presentation

Community Development Supervisor Peters addressed M-2a. He said that, as requested, Council would be hearing a presentation on Selah's sub area plan, nothing that it is a draft of the plan and the

consultants would be walking them through the materials. He requested that they hold all questions to the end of the presentation, as they would have five minutes for Council to ask questions at the end, with the option to extend that time should Council to choose. He stated that there would be a formal study session at a later meeting, as a follow up to the presentation, and that the consultants would be taking comments and addressing them in preparation for the study session.

City Administrator Wayman asked Council to please formulate questions in their heads and jot down a few notes to remember, as they want to stay in presentation mode tonight. He went on to say that they would have two weeks to review the materials with a more intense back and forth for the study session.

Community Development Supervisor Peters added that he has asked their consultants to keep the representation to half an hour, to be followed by a brief question and answer period.

Debra LaCombe, HLA Engineering, approached the podium and addressed the Council. She reviewed the history of the sub area plan to date, starting with Council's initial directives, defining the area and adjusting that as they went through the public comment period and compiled more information, meetings with the Planning Commission and City Council to decide what options to pursue, discussion with the Department of Transportation and the three studies they suggested, and the elements from the Comprehensive Plan. She referred Council to the draft plan provided, briefly speaking as to each item listed and the appendices, then turned the meeting over to Greg Dohrn.

Greg Dohrn approached the podium and addressed the Council. He passed out an additional handout for Council to review, encouraging them to read the plan, write on it, and make notes. He talked about land use numbers and how the seven hundred sixteen parcels included in the Sub Area Plan are being used, explaining that the Yakima County Assessor assigns a use code to all parcels. He remarked that one thing he noticed was that over half of the land use in the central urban area is single family, duplexes and multi-family residential, which other communities are still working on adding to their downtown area.

Council Member Dufault Asked if that was the yellow area on page eleven.

Mr. Dohrn responded in the affirmative.

Council Member Dufault noted that yellow equals central urban area.

Mr. Dohrn discussed parking and parking lots, saying that the quantity of parking lots reaffirms that this is an auto oriented area, with thirty-four thousand trips going through town creating a pass through area in the central urban area. He commented that the other interesting thing to him was that only twenty to thirty parcels are vacant or under-developed, while other communities have a lot of vacant land in their central urban area. He explained the three categories of recommendations for combating the pass through area, which were supporting existing businesses of retail and industrial, encouraging new and additional investment, and expanding the economic base in the two expansion areas to the east.

Community Development Supervisor Peters asked that he talk about going forward from here.

Mr. Dohrn said that they would discuss the details at the Study Session, what some of them mean, and the series of steps necessary to implement the plan, such as discussion of an environmental review,

laying out an action plan to implement, adopting the plan and allocation of resources consistent with it as they go forward.

Mayor Raymond thought that Council needs to look at the plan and make notes as they go through it.

Council Member Dufault inquired as to what it would take to determine whether the new GMA area on the east side of the freeway could be removed from its flood plan designation.

Community Development Supervisor Peters responded that it depends on whether it was an error in mapping, saying that he has talked with Yakima County and they provided him with a couple different options. He added that Selah is a community that has limited growth potential, and this is a logical area for commercial and industrial growth.

Council Member Tierney wondered where the seventeen thousand cars per day traffic count came from, and if they were dealing with flawed data to begin with.

Community Development Supervisor Peters answered that the City contracts with YVCOG to update the Comprehensive Plan, and they updated different portions including the traffic portion of the plan with that number. He added that he doesn't know where they obtained their data from, which was a shock to him as well as their consultants when they realized how far off it was.

Mr. Dohrn stated that they know the thirty-four thousand is correct.

Council Member Dufault observed that YVCOG got it wrong in the creation of the Comprehensive Plan.

Community Development Supervisor Peters responded that he can't speak to where that data came from.

Council Member Underwood commented that water flooded over the freeway in 1997.

Community Development Supervisor Peters replied that development has changed in the valley since that event, which was greater than a normal hundred year flood.

Council Member Tierney expressed concern about expansion into urban growth areas one and two potentially having a negative impact on what they are trying to do in the downtown area.

Community Development Supervisor Peters responded that there is always risk that development will shift when bringing in new areas, adding that there is a larger shift occurring nationwide, with big box businesses downsizing or closing doors and going away because people are changing the way they shop by going to a mall or outlet center to buy goods and do their shopping. He commented that the central areas become entertainment centers with restaurants and such.

Mr. Dohrn remarked that would be why more industrial zoning would be appropriate, as moving the downtown area isn't an economic gain to the community, where adding to the base would be.

City Administrator Wayman commented that would include industrial parks as well.

Mr. Dohrn agreed, saying that the north end of the entrance to the County provides Selah with opportunities no other communities in the valley have.

City Administrator Wayman told Council he knows that it is a lot of material to digest, saying that he and Community Development Manager Peters are happy to field questions and take calls.

Community Development Supervisor Peters said that they've taken Council quickly through the goals and policies, looking at the plan, and some recommendations, and at the study session they will take as much time as Council needs to look through it from beginning to end before bringing it forward for adoption and starting the implementation process of adopting development regulations and working through the specifics of the plan.

City Administrator Wayman remarked that the goal is to have it in front of them in November for approval and adoption of the plan.

Council Member Tierney asked if they were discussing a study session in conjunction with a Council Meeting or separately.

City Administrator Wayman replied that he is open to having a separately scheduled study session if that's their will.

Council Member Tierney stated that would be his preference, to allow them to focus on this one item and not worry about any others.

City Administrator Wayman suggested that they take a vote.

Council Member Tierney moved, and Council Member Matson seconded, to hold a separate meeting for the Sub Area Plan study session.

Council Member Underwood said only if it's after 5:30 because she can't just get off work.

Council Member Glaspie inquired if they want to pick a date.

By voice vote, motion passed with four yes votes and two no votes.

Council Member Glaspie wondered why it needed to be a separate meeting, as study sessions are commonly held in conjunction with a regular Council Meeting.

Community Development Supervisor Peters commented that it was up to Council as to how much time to allot for it and how many questions they would have, suggesting that they could set it up at the end of a Council Session and run longer if they desire.

City Administrator Wayman opined that the material was not conducive to a one hour meeting.

Council Member Glaspie observed that the next meeting is at four pm, and they wouldn't be running that much later by adding a five-thirty study session.

Community Development Supervisor Peters responded that he had intended the study session to be at the second meeting on October to allow for ample time to review the material.

Council Member Matson stated that her vote is to stay with a separate Study Session, based on the discussion at the Council Retreat.

Mayor Raymond said that they have a motion and second to have a separate Study Session at five-thirty pm, on a date to be determined. By voice vote, motion failed with two yes votes and four no votes.

Council Member Dufault felt that it would be more efficient to have the study session after a four pm Council Meeting.

Mayor Raymond pointed out that it would have to be moved to November, as she didn't feel they would have enough time to absorb it all by the October 9 meeting.

Council Member Bell commented that he voted no because five-thirty is when they start the regular meeting for the second meeting each month.

Mayor Raymond responded that it was a separate meeting on a separate day. She stated that they were going to redo the vote, and restated the motion just voted upon.

Council Member Glaspie asked if they could have another discussion on this, as they have people with a lot of commitments and finding a common date would be difficult.

Mayor Raymond asked Council what they wished to do.

Council Member Dufault said that it would be an extreme challenge for him, as he has very few nights available aside from Council nights.

City Administrator Wayman recommended that they stick with the scheduled council meetings, saying they could either do a three-thirty study session or a post meeting study session on the second meeting in October.

Council Member Dufault asked if they had a sense of what the respective agendas would be.

Community Development Supervisor Peters remarked that the second Tuesday of the month poses a logistics challenge for planning staff and their consultant, as Mr. Dohrn usually has a meeting with another community on that same night, which was why he suggested holding it on the fourth Tuesday.

Council Member Glaspie commented that, if they wanted a special date, they would have to coordinate people's calendars.

Council Member Bell moved, and Council Member Glaspie seconded, to have the study session immediately following the second Council Meeting in October. Roll was called. Council Member Dufault – yes; Council Member Matson – yes; Council Member Glaspie – yes; Council Member Tierney – no; Council Member Bell – yes; Council Member Underwood – yes. Motion passed with five yes votes and one no vote.

Council Member Dufault asked if there was any way they could start the meeting at an earlier time than they normally held it.

City Administrator Wayman responded in the affirmative, adding that they would need to get notice out.

Council Member Underwood commented that the earliest she could arrive would be five pm.

Council Member Dufault inquired about moving it to five pm.

City Administrator Wayman remarked that they could start whenever Council desires.

Council Member Glaspie wondered if half an hour would make much difference.

City Administrator Wayman stated that they would start the meeting at five pm.

- N. Resolutions
 - * 1. Resolution Declaring Fire Department Property as Surplus and Authorizing Its Disposal
- O. Ordinances None
- P. Public Appearances None
- Q. Reports/Announcements
 - 1. Departments

Human Resources Manager Potter had no report.

Police Chief Hayes said that the Homecoming Parade would be tomorrow at 6:30pm. He talked briefly about the reserve police officer's academy they are hosting, which meets every Tuesday night and Thursday night, as well as every Saturday, until February 19.

Council Member Tierney asked about shooting practice.

Police Chief Hayes responded that he would provide him with the information.

Public Works Director Henne said that he was hoping to have a study session soon on the comprehensive sewer plan, which would cover sewer rate increases. He noted that they are reading meters for the last time in October, sweeping the streets, and wrapping up with Valhalla.

Council Member Glaspie remarked that the Civic Center parking lot project is looking good.

Public Works Director Henne gave an outline of the steps that would be taken over the next few weeks.

Clerk/Treasurer Novobielski gave a quick sales tax update, saying that they are currently right on budget, and noted that tomorrow they would begin meeting with department heads to discuss 2019 budget projections.

Community Development Supervisor Peters remarked that the colder weather is making builders edgy, so they are getting permits and foundations in, which in turn is keeping his department busy.

City Attorney Noe had no report.

2. Council Members

Council Member Dufault gave an update from the sign committee, saying that he and Council Member Carlson looked at several locations, joined by City Administrator Wayman. He said that they found an option for signage down in Grandview that generates revenue for the city, and that they are willing to come to Selah and see about doing a sign to replace the current wooden one, or possibly having a tall one rising out of the golf course. He went on to say that it looks like the committee would have two options to present to Council, a welcome sign and an advertising sign, an that they have also discussed renovating the current wooden sign and possibly relocating it.

Council Member Tierney commented that they need to be aware that the property to south of the existing sign is owned by someone adamantly opposed to having the City put any sign on their property.

Council Member Dufault responded that they talked with the City Administrator about that.

Council Member Matson said that she attended the YVCOG meeting in Zillah last week, with senators and representatives presenting a light report of what they were working on both now and for the future. She spoke briefly about the Volunteer Park meeting last week with Public Works Director Henne, Kathy Platt, and Whitney Stohr, where they discussed different sign options and including a place for maps on the park sign.

Council Member Glaspie said that the demolition is underway and the board would be meeting every Monday to make sure they're staying on top of the pool project.

Council Member Tierney remarked that he has a meeting tomorrow with the Yakima Valley Visitors and Convention Bureau on reducing the size of the executive board members from nine to five, noting that he is simply an ad hoc member. He went on to say that they as a community need to be aware of their contract with the convention center, as it makes reference in there about other convention facilities which the Civic Center falls under, and that his reason for bringing it up is because they are in talks to expand the convention center. He recommended that if they move forward with those plans in an effort to expand that facility, with additional taxes and money required that they opt out and put the tax revenue after those bonds are retired into the Civic Center to create something that's a gem for Selah.

Mayor Raymond asked who makes the decision about where that money goes.

Council Member Tierney answered that Selah has one vote, Yakima one vote, and the rest are convention center people.

Mayor Raymond inquired who makes that vote for Selah.

Council Member Tierney responded that it's currently Sharon Miracle of Tree Top, although her position expires at the end of this year.

City Administrator Wayman stated that they need to appoint someone.

Council Member Tierney commented that it cannot be a Council Member.

Council Member Bell said that the pool contractors have demolished everything except one small section; by the end of the week it would all be gone and they would have turned the corner towards construction, hopefully starting next week.

Council Member Underwood said that she missed the last meeting, and would have a School Board meeting later that week. She hoped to see people at the parade tomorrow.

3. City Administrator

City Administrator Wayman remarked that they had a very successful base race, with good help and participation, and great weather. He said that Recreation Manager Morales and Recreation Coordinator Schab did a great job, along with assistance from Public Works and the Police Department.

Council Member Tierney asked who won.

City Administrator Wayman answered that it was a young gentleman passing through the night before who heard about the race, finishing it in an hour and thirteen minutes. He noted that they completed labor negotiations that would be discussed in executive session, along with some litigation. He spoke briefly about the budget meetings scheduled for later that week for department heads to discuss their needs and wants with himself, the Mayor and the Clerk/Treasurer, saying that the preliminary numbers look good and the finance committee wouldn't have a lot of hard decisions to make this year.

4. Boards

a. Planning Commission Minutes for August 21, 2018

5. Mayor

Mayor Raymond commented that Recreation Manager Morales did a great job on the Selah Base race, and remarked that she went to the Japanese closing ceremony and had more raw fish than she ever wanted to eat. She requested that Council mot contact the Carlon family as she felt the needed time to sit down and discuss the matter first, going on to say that naming is something that takes a lot of thought, as she was reminded earlier that day when the Lince family came in with signed affidavits to allow the City to republish the History of Selah book and expressed their concern that the Selah School District wants to rename the Lince school. She noted that apparently the Carlon family never thought that the baseball field was named Wood Field.

Council Member Dufault inquired as to the expense of changing the name of the park to Archer Carlon Park.

Mayor Raymond replied that she didn't know what costs would be involved.

City Administrator Wayman remarked that the Selah Council made an action in 1983 for a reason, naming the baseball park after Mr. Wood. He opined that it would set a bad precedent to go around overturning a previous Council's actions unless they had a compelling reason to do so, adding that to hear that from a person at the podium is difficult to swallow since that Council felt strongly enough to name it that at the time.

Council Member Dufault commented that it didn't sound like Mr. Carlon was asking for a change to remove the Wood name from the field.

City Administrator Wayman responded that it would be easier to manage if they weren't removing the Wood name from the field.

Council Member Glaspie remarked that she thought he was asking for it to be named Archer Carlon Park at Wood Field.

Council Member Dufault asked about the fiscal impact.

City Administrator Wayman answered that there would be none other than being mindful of the decision they make if Council opts to remove the Wood name. He recommended that they leave Wood there, as adding Carlon back on would be easy.

Council Member Tierney thought that they held a ceremony when adding the Archer name.

City Administrator Wayman confirmed his statement.

Mayor Raymond commented that would be why they need to sit down and discuss the matter.

Council Member Dufault asked about the sign Mr. Carlon was talking about.

City Administrator Wayman said he would need to listen to the playback, as he thought the gentleman said Archer Carlon Park.

Council Member Bell spoke up, saying he said Archer Carlon Park at Wood Field.

Mayor Raymond observed that it doesn't make sense as the entire complex is Carlon Park. She reiterated that they got the rights to publish the Lince book, but the original publisher sold the company and they are trying to find out if the archives are still there for a reprint.

Council took a five minute recess.

P. Executive Session

1. 30 Minute Session - Potential Litigation RCW 42.30.110 (1) (i) and Labor Negotiations RCW 42.30.140(4)(a) and (b)

Council went back into Executive Session at 7:36pm. At 8:00pm, Council went back on the record.

Mayor Raymond stated that no action was taken during the Executive Session.

Q. Adjournment

Council Member Bell moved, and Council Members Tierney and Glaspie seconded, that the meeting be adjourned. By voice vote, approval was unanimous.

The meeting adjourned at 8:00pm.

John/Tierney, Council Member

EXCUSED

Russell Carlson, Council Member

Jeremie Dufault, Council Member

Jacquie Matson, Council Member

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

J.

Mouth 2

Sherry Raymond, Mayor

Diane Underwood, Council Member

Rachael Glaspie, Council Member